



NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



**BROWNFIELD CLEANUP PROGRAM (BCP)**

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY  
BCP SITE #: \_\_\_\_\_

07/07

Section I. Requestor Information		
NAME Quebec Development, LLC		
ADDRESS 146 North Central Avenue		
CITY/TOWN Valley Stream, NY		ZIP CODE 11580
PHONE 516-371-1912	FAX 516-239-8148	E-MAIL lts923@yahoo.com
NAME OF REQUESTOR'S REPRESENTATIVE James J. Vilardi		
ADDRESS Same		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
NAME OF REQUESTOR'S CONSULTANT Cameron Engineering & Associates, LLP (Attn: Janice Jijina)		
ADDRESS 100 Sunnyside Blvd., Suite 100		
CITY/TOWN Woodbury, NY		ZIP CODE 11797
PHONE 516-827-4900	FAX 516-827-4920	E-MAIL jj@cameronengineering.com
NAME OF REQUESTOR'S ATTORNEY Phillips Nizer LLP (Attn: Jon Schuyler Brooks, Esq)		
ADDRESS 600 Old Country Road Suite 241		
CITY/TOWN Garden City, NY		ZIP CODE 11530-2011
PHONE 516-229-9401	FAX 516-228-9612	E-MAIL jbrooks@phillipsnizer.com
<p>THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:</p> <p><input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p><input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.</p>		
Requestor Relationship to Property (check one):		
<input type="checkbox"/> Previous Owner	<input checked="" type="checkbox"/> Current Owner	<input type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other _____
If requestor is not the site owner, requestor will have access to the property throughout the BCP project.		<input type="checkbox"/> Yes <input type="checkbox"/> No
(Note: proof of site access must be submitted for non-owners)		

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**Section III: Property Information Summary Sheet**

PROPERTY NAME: Former Gifford Oil Terminal

ADDRESS/LOCATION Quebec Road ROW CITY/TOWN Island Park ZIP CODE 11558

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Town of Hempstead, Village of Island Park

COUNTY Nassau SITE SIZE (ACRES) Approximately 2 acres

LATITUDE (degrees/minutes/seconds) N40 ° 35 ' 48 " LONGITUDE (degrees/minutes/seconds) W73 ° 39 ' 40 "

HORIZONTAL COLLECTION METHOD:  SURVEY  GPS  MAP HORIZONTAL REFERENCE DATUM: WGS 84

FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)

Parcel Address Parcel No. Section No. Block No. Lot No. Acreage

Property at south end of Quebec Road		43	42	234/235	2.0928

1. Do the property boundaries correspond to tax map metes and bounds?  Yes  No

If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? (application will not be processed without map)  Yes  No

3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)?  Yes  No

For more information go to: [http://www.nylovesbiz.com/BrownField\\_Redevelopment/default.asp](http://www.nylovesbiz.com/BrownField_Redevelopment/default.asp).

If yes, identify area (name) \_\_\_\_\_

50%  100% of the site is in the En-zone (check one)

**PROPERTY DESCRIPTION NARRATIVE:**

Approx. 2 acre vacant site that was previously operated as an oil terminal, which has affected its environmental quality due to petroleum releases.

**List of Existing Easements (type here or attach information)**

<u>Easement Holder</u>	<u>Description</u>
None	

None

**List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)**

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
None		

None

Initials of each Requestor: JH

**Section III. Current Site Owner/Operator Information**

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

**Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)**

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- 1. Are any enforcement actions pending against the requestor regarding this site?  Yes  No
- 2. Is the requestor subject to an existing order relating to contamination at the site?  Yes  No
- 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?  Yes  No
- 4. Has the requestor been determined to have violated any provision of ECL Article 27?  Yes  No
- 5. Has the requestor previously been denied entry to the BCP?  Yes  No
- 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants?  Yes  No
- 7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?  Yes  No
- 8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department?  Yes  No
- 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?  Yes  No

**Section V. Property Eligibility Information (Please refer to ECL § 27-1405)**

- 1. Is the property listed on the National Priorities List?  Yes  No
- 2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_  Yes  No
- 3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_  Yes  No
- 4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?  
If yes, please provide: Order # \_\_\_\_\_  Yes  No
- 5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  
If yes, please provide explanation as an attachment.  Yes  No

**Section VI. Project Description**

What stage is the project starting at?  investigation  remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

## Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

### 1. Environmental Reports

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2):  Yes  No

### 2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	Y				
Chlorinated Solvents					
Other VOCs	Y				
SVOCs	Y				
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: \_\_\_\_\_

### 3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	Y	Y			Y
Chlorinated Solvents					
Other VOCs	Y	Y			
SVOCs	Y	Y			Y
Metals					
Pesticides					
PCBs					
Other*					

\*Please describe: \_\_\_\_\_

### 4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Above Ground Pipeline or Tank | <input type="checkbox"/> Lagoons or Ponds            | <input checked="" type="checkbox"/> Underground Pipeline or Tank | <input type="checkbox"/> Surface Spill or Discharge  |
| <input type="checkbox"/> Routine Industrial Operations            | <input type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field               | <input type="checkbox"/> Drums or Storage Containers |
| <input type="checkbox"/> Adjacent Property                        | <input type="checkbox"/> Seepage Pit or Dry Well     | <input type="checkbox"/> Foundry Sand                            | <input type="checkbox"/> Electroplating              |
| <input type="checkbox"/> Coal Gas Manufacture                     | <input type="checkbox"/> Industrial Accident         | <input type="checkbox"/> Unknown                                 |  |

Other: \_\_\_\_\_

### 5. INDICATE PAST LAND USES:

- |   |  |   |                                      |   |  |
|---|--|---|--------------------------------------|---|--|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing   | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard   | <input checked="" type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline               | <input type="checkbox"/> Service Station | <input type="checkbox"/> Landfill           | <input type="checkbox"/> Tannery     | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown               |

Other: \_\_\_\_\_

### 6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

### 7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").

### Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board/dept. chair of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

### Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

Current Use:  Residential  Commercial  Industrial  Vacant  Recreational (check all that apply)

Intended Use:  Unrestricted  Residential  Commercial  Industrial (check all that apply)

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

	Yes	No
1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any federal or state land use designations relating to this site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there floodplains within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any institutional controls currently applicable to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.		
13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas.		
14. Describe on attachment the geography and geology of the site.		

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## Statement of Certification and Signatures

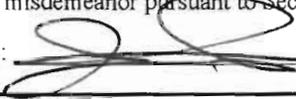
(By requestor who is an individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

(By an requestor other than an individual)

I hereby affirm that I am President (title) of Quebec Development LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 4/7/10 Signature:  Print Name: James J. Vilardi

### SUBMITTAL INFORMATION:

**Three (3)** complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:  
  
Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020
- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.ny.gov/about/776.html>

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FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

**BROWNFIELD CLEANUP PROGRAM APPLICATION ATTACHMENTS**  
**Quebec Development, LLC**  
**Former Gifford Oil Terminal – Island Park, NY**

SUPPLEMENTAL INFORMATION FOR:

SECTION II – PROPERTY INFORMATION

SECTION IV – REQUESTOR ELIGIBILITY INFORMATION

SECTION V – PROPERTY ELIGIBILITY INFORMATION

SECTION VI – PROJECT DESCRIPTION

SECTION VII – PROPERTY ENVIRONMENTAL HISTORY

SECTION VIII – SITE CONTACT INFORMATION

SECTION IX – LAND USE FACTORS

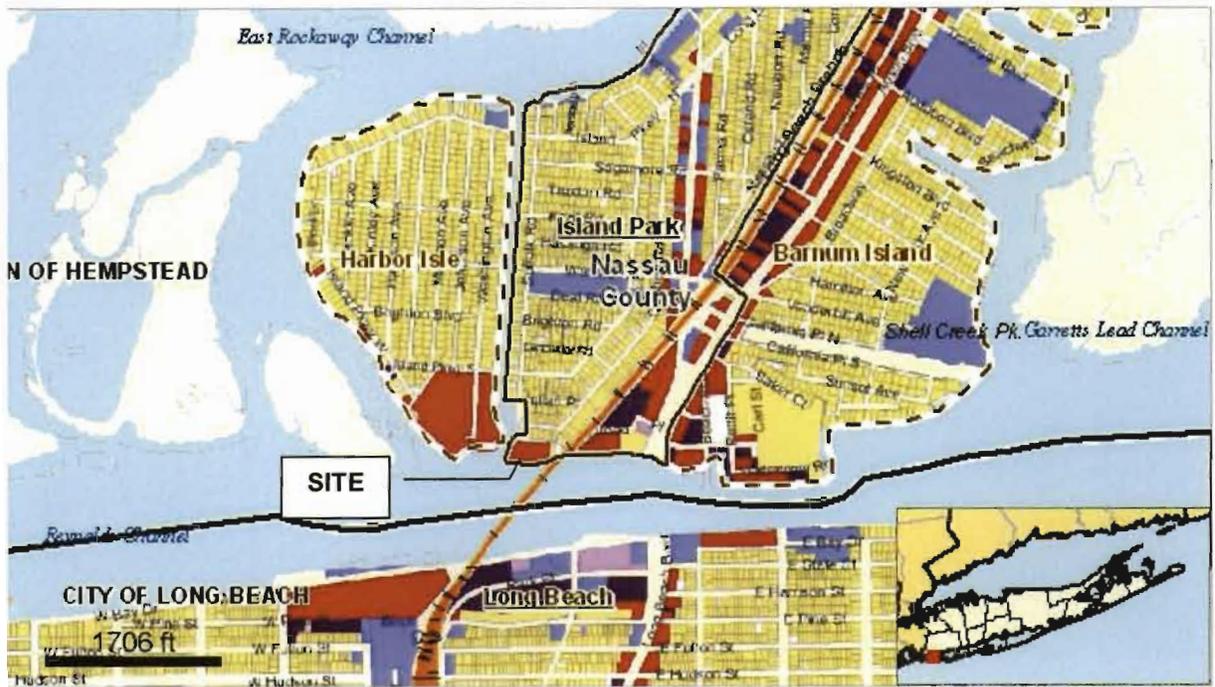
## **SECTION II – PROPERTY INFORMATION**

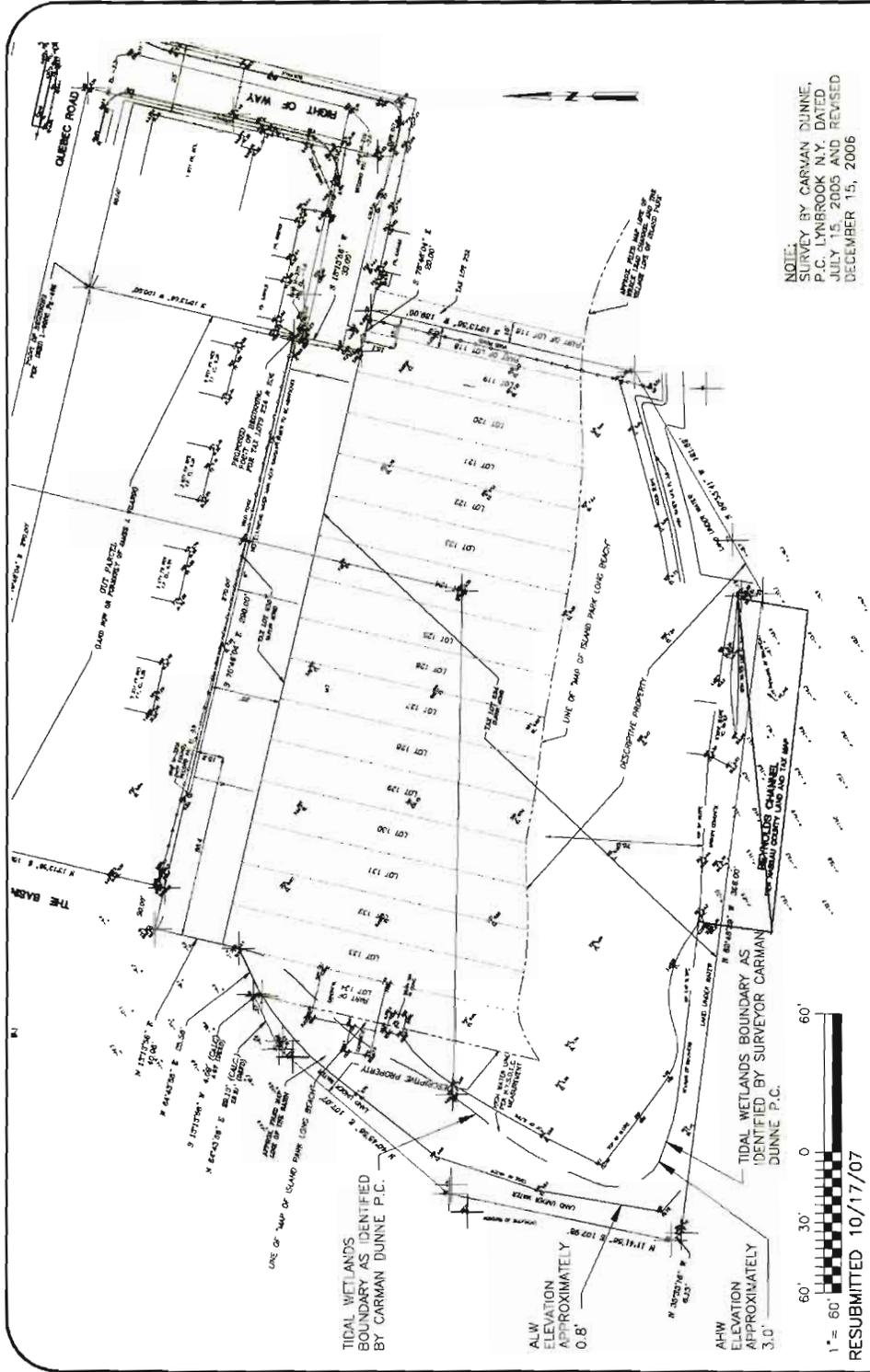
- Tax Map
- Site Location Map
- Property Base Map



<p><b>NASSAU COUNTY</b>  <b>Department of Assessment</b>          February 2, 1942/2008, Chairman  <b>Land &amp; Tax Map</b>          Map 1411/2008 March 31, 2008</p>		<p><b>SEC. 43</b>  <b>BLK. 42</b>          SHEET 1 OF 1</p>	
<p><b>SPECIAL DISTRICTS</b></p> <p>1. <b>REYNOLDS CHANNEL</b>          2. <b>QUEBEC RD.</b>          3. <b>BASIN</b></p>		<p><b>PROPERTY INFORMATION</b></p> <p>1. <b>LOT NO.</b>          2. <b>AREA</b>          3. <b>PERCENTAGE</b>          4. <b>ADJACENT LOTS</b></p>	
<p><b>OWNER INFORMATION</b></p> <p>1. <b>NAME</b>          2. <b>ADDRESS</b>          3. <b>CITY</b>          4. <b>STATE</b>          5. <b>ZIP</b></p>		<p><b>ASSESSMENT INFORMATION</b></p> <p>1. <b>ASSESSOR'S NAME</b>          2. <b>ASSESSOR'S ADDRESS</b>          3. <b>ASSESSOR'S CITY</b>          4. <b>ASSESSOR'S STATE</b>          5. <b>ASSESSOR'S ZIP</b></p>	
<p><b>LEGAL DESCRIPTION</b></p> <p>1. <b>SECTION</b>          2. <b>TOWNSHIP</b>          3. <b>RANGE</b>          4. <b>COUNTY</b></p>		<p><b>ADDITIONAL NOTES</b></p> <p>1. <b>REMARKS</b>          2. <b>DATE</b>          3. <b>BY</b></p>	

# SITE LOCATION MAP





NOTE:  
 SURVEY BY CARMAN DUNNE,  
 P.C. LYNNBROOK N.Y. DATED  
 JULY 15, 2005 AND REVISED  
 DECEMBER 15, 2006

FIGURE NO.

1

**SITE SURVEY**

QUEBEC BASIN CORP.  
 1 QUEBEC ROAD, ISLAND PARK, NEW YORK 11558

REYNOLDS CHANNEL  
 VILLAGE OF ISLAND PARK, NASSAU COUNTY  
 TAX MAP NO 557, CASE 537, BLK 30  
 TAX LOTS 119-134  
 APPLICANT: JAMES VILARDI

**CAMERON ENGINEERING  
 & ASSOCIATES, LLP**  
 100 Westside Boulevard, Suite 100  
 Westbury, NY 11591 New York, NY 11791  
 PH: (516) 337-0099 FX: (516) 337-4900 FTS: (516) 337-4880



## **SECTION IV – REQUESTOR ELIGIBILITY INFORMATION**

### **Question 2: Is the requestor subject to an existing order relating to contamination at this site?**

The BCP, the BCP regulations, the BCP guidelines, and the BCP application instructions all differentiate between an "order" and a "stipulation." There is no order pertaining to this requestor at this (or any other) site. Accordingly, the question is answered "no." The requestor acknowledges, however, that a stipulation pertaining to the site was executed in 2008. See answer to Section V, question 4.

### **Question 3: Is the requestor subject to an outstanding claim by the Spill Fund for this site?**

As confirmed in the BCP application instructions, the question concerns a claim by the Spill Fund against the requestor, not the property. We believe the requestor is not subject to any claim by the Spill Fund. *See generally* Nav. Law sec. 181(4)(ii). Accordingly, the question is answered "no."

### **Question 5: Has the requestor previously been denied entry to the BCP?**

Prior to the decision by the NYS Court of Appeals in Lighthouse Pointe Property Assoc. LLC v. NYS DEC, the Department issued a denial without prejudice to renewal to the Requestor.

## **SECTION V – PROPERTY ELIGIBILITY INFORMATION**

### **Question 4: Is the property subject to a cleanup under navigation law Article 12 or ECL Article 17 Title 10?**

The BCP, the BCP regulations, the BCP guidelines, and the BCP application instructions all differentiate between an "order" and a "stipulation." There is no order pertaining to this requestor at this (or any other) site. Accordingly, the question is answered "no." The requestor acknowledges, however, that a stipulation pertaining to the site was executed in 2008.

The Site (Former Gifford Oil Terminal) has an open spill number (95-03609) and the Current Owner (the Volunteer) signed a stipulation agreement in 2008 related to the referenced spill. A Corrective Action Plan had been submitted in February 2006 and verbal comment received from NYSDEC in 2008, however, no further investigation or remediation has been completed.

## **SECTION VI – PROJECT DESCRIPTION**

Following the proposed site remediation, a 13-unit townhouse condominium development is planned. The building footprint is 11,733 SF, and the total footprint including all impervious cover is 15,709 SF. The property has approximately 650 feet of waterfront along Reynolds Channel and The Basin. The shoreline will be bulkheaded at both ends of the south and west property lines to accommodate docking for 11 boats and the shoreline area between the bulkheaded areas restored with natural plantings, a sand beach, and rip-rap. All dwellings and impervious site improvements are setback seventy-five feet from the tidal wetlands boundary.

The approximate total development cost is \$5,000,000, not including remediation and site preparation costs.

FORMER GIFFORD OIL TERMINAL SITE  
PRELIMINARY PROJECT SCHEDULE

	JUL-10	AUG-10	SEP-10	OCT-10	NOV-10	DEC-10	JAN-11	FEB-11	MAR-11	APR-11	MAY-11	JUN-11	JUL-11	AUG-11	SEP-11	OCT-11	NOV-11	NOV-12	
Submit RI Work Plan	◊																		
30 day comment period																			
RI Work Plan Approval			◊																
Site Preparation/Site Clearing																			
Site Investigation - Field Work																			
Geophysical Survey																			
Soil Sampling/Test Pits																			
GW Monitoring Well Installation/Development/Sampling																			
Soil Gas Survey - Baseline																			
Sediment Sampling																			
Prepare RI Report and Remedial Action Workplan																			
DEC Review/Approval, including 45-day comment period																			
Soil Remediation																			
Shoreline Clean-up/Remove & Replace Bulkhead																			
Prepare and Submit Engineering Report																			
DEC Review and Approval																			
Certificate of Completion																			
Sits Development Phase																			

Note: The start date in this schedule assumes a fully-executed Brownfield Cleanup Agreement no later than June 1, 2010.

## **SECTION VII – PROPERTY ENVIRONMENTAL HISTORY**

The site is located on a right-of-way street at the southern end of Quebec Road on Section 43 Block 42 Lots 234 and 235, which is a total of approximately two acres. The site is currently vacant and borders Reynolds Channel and “The Basin” on the Island Park Canal. Residential dwellings border the north and east property line. Currently the site has no above grade structures and is covered with piles of soil and gravel mixed with some construction debris (brick, ceramic tile, etc).

Historically, the site had been operated as a petroleum bulk storage facility with four above ground storage tanks; two 50-foot diameter tanks and two 25-foot diameter tanks. Several underground storage tanks were also found and removed. It appears all the stored petroleum was No. 2 fuel oil. In addition to the aboveground storage tanks, there appear to have been three buildings on the site; one-story metal building, one-story metal and block building, and a one-story masonry building.

Evidence of a spill had been discovered in 1995, and subsequently NYSDEC issued Spill Number 95-03609 for the Former Gifford Oil Terminal in Island Park, NY. The spill appeared to have resulted from releases from tank failures and leaks from associated piping. The NYSDEC conducted initial investigation and remediation.

In 2005, the current owner undertook a limited investigation that consisted of soil sampling within the vadose zone and analysis for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). SVOC contamination (above TAGM) was found throughout the site, with VOC contamination found on part of the site. In addition to the site investigation, the current owner also had Phase I Environmental Site Assessment report prepared. The Phase I was prepared in accord with ASTM Standard E 1527-00 (copy enclosed with application).

### NYSDEC Investigation and Remediation

The spill was discovered in June 1995 with the report of an oily sheen emanating from the bulkhead along Reynolds Channel. Based on a review of the available documents, it appears that the property owner at the time of the spill discovery elected not to proceed with the investigation and remediation, and the NYSDEC completed an interim subsurface investigation and remediation. This work was completed by Milro Associates Incorporated, an on-call remediation contractor hired by the NYSDEC. Based on their fingerprint analysis of two product/groundwater samples, the petroleum was weathered No.2 fuel oil. They also found that the contaminated soil ranged from three to eight feet below grade, with the contaminated interval intersecting the water table. Based on Milro’s observations, the soils on the site are comprised of fill and medium to fine sands (black strata with petroleum indicators encountered within 3.5 to 4.5 feet below grade) overlying tidal marsh deposits (silty clay confining unit approximately 8 to 10 feet below grade), followed by medium to fine sands, with groundwater encountered at approximately three feet below grade.

Groundwater was presumed to flow radially towards the surface waters along the south and west boundaries.

Based on site sketches from the NYSDEC files, it appears that a 60-foot by 80-foot area may have been excavated in the vicinity of two removed underground storage tanks located east of the two former 50-foot diameter tanks. Based on hand-written notes on the sketch the excavation was eight feet deep, totaling 1,400 cubic yards. Also in conversation with the NYSDEC, several recovery wells (drainage structure rings) had been installed and the collected free product skimmed off and disposed of. This recovery operation continued until no floating product was visible.

#### 2005 Environmental Site Investigation

In 2005, an Environmental Site Investigation was conducted by Long Island Analytical Laboratories. The scope of the investigation was limited to soils within the vadose zone. The site was divided into nine sections with three or four borings advanced in each section. The soil samples were field screened with a photo-ionization detector (PID) and visual/odor evidence. Based on field screening results, soil samples were collected and composited for sections with no suspect field observations, or individual grab samples were collected for sections exhibiting suspect field screening observations. All samples were collected in the unsaturated interval above the water table. The samples were analyzed for volatile organic compounds (VOCs) and semi-volatile organic compound (SVOCs).

The analytical results were compared against the Recommended Soil Clean-up Objectives (RSCOs) stated in Technical and Administrative Guidance Memorandum #4046 - Determination of Soil Cleanup Objectives and Cleanup Levels (TAGM 4046). The analytical results for the STARS compounds are summarized in Table 1. In general, the carcinogenic polyaromatic hydrocarbons (c-PAHs) exceeded the RSCOs. No samples contained VOC concentrations above the RSCOs except for two borings in the area identified as Section 8, which is located on the south-west corner of the site along Reynolds Channel.

A total of 17 soil samples were collected. The following table summarizes the frequency that the compounds were detected above the laboratory detection limit and number that exceeded the TAGM RSCOs.

<i>VOCs - EPA Method 8260</i>	Above Lab Detection Limit	Exceeded TAGM	Max Concentration, ppb
Benzene	0	0	ND
Toluene	0	0	ND
Ethylbenzene	1	0	1,290
Total Xylenes	2	2	4,830
Isopropylbenzene	2	0	1,349
n-propylbenzene	3	1	3,930
1,3,5-Trimethylbenzene	2	2	12,018
1,2,4-Trimethylbenzene	2	2	39,499
sec-Butylbenzene	3	0	3,369
p-Isopropyltoluene	3	0	4,445
n-Butylbenzene	1	0	813
Naphthalene (voc)	2	2	31,684
tert-Butylbenzene	1	0	566
Methyl tert-butyl ether	0	0	ND

SVOCs - EPA Method 8270			
Acenaphthene	6	0	1,265
Acenaphthylene	0	0	ND
Anthracene	11	0	1,405
Benzo(a)anthracene	15	6	413
Benzo(a)pyrene	15	14	551
Benzo(b)fluoranthene	15	11	645
Benzo(g,h,i)perylene	14	0	394
Benzo(k)fluoranthene	12	1	303
Chrysene	15	2	580
Dibenzo(a,h)anthracene	3	3	88
Fluoranthene	15	0	2,845
Fluorene	9	0	5,481
Ideno(1,2,3-cd)pyrene	14	0	412
Naphthalene (svoc)	2	2	14,626
Phenanthrene	17	0	13,209
Pyrene	13	0	1,087

The current owner has entered into a stipulation agreement with the DEC for Spill No. 95-03609 at the Former Gifford Oil Terminal.

Past Owners/Operators – Present to 1976

Reference: Deed Search by Sutton Land Title Agency

- James J. Vilardi to Quebec Development LLC (09/08/08)
- Quebec Basin Corp. to James J. Vilardi (01/23/08) via foreclosure of a tax lien
- Quebec Road Holding Corp. to Quebec Basin Corp. (02/10/06)
- Herbil Holding Co. and H.S.S. Development Corp. to Quebec Road Holding Corp. (11/04/92)

Note: No intervening deed appears of record between One Quebec Road Realty Corp. to Herbil Holding Co. and H.S.S. Development Corp.

- Universal Sharp Corp. to One Quebec Road Realty Corp.(11/04/80)
- William Giffords and Oilport Terminals, Inc. to Universal Sharp Corp. (03/02/76)
- Oilport Terminals, Inc. to Universal Sharp Corp. (03/02/76)
- 505 Corporation to William Giffords (10/07/74)

Prior to 1976 (Site part of Lots 135-137/224A/B/230A/230B)

Reference: Phase I Environmental Site Assessment (ESA) for the Property Located at Lots 234/235 Section 43 Block 42, 1 Quebec Road, Island Park, NY. Prepared by Long Island Analytical Laboratories and Envirospect. November 16, 2005. No other information or detail was readily available. According to the ESA, prior to 1976, the lot was part of Lots 135-137/224A/B/230A/230B and the past owners included: Petroleum Heating and Power Co. (5/28/52), Pittson Oil Corp., Metropolitan Petroleum Corp., Oilport Terminals Inc., Ella Mirkovich/C.Beckman (9/12/40), City of Island Park, J. Visscher (6/1/23), J. Burley, W. Howard (10/2/24), J. Borley (6/29/23).

There is no identity of ownership between the requestor or its principals with any prior owner or operator. One of the principals of the requestor, James J. Vilardi, previously held an ownership interest in Quebec Basin Corp. Quebec Basin Corp. was a prior owner of the subject site. Quebec

Road Development Corp. was the owner of an adjacent site and developed four homes on that adjacent site, which have been sold. James J. Vilardi owned 50% of Quebec Basin Corp. and owned 50% of Quebec Road Development Corp.

## SECTION VIII – SITE CONTACT INFORMATION

### Municipal Contacts

Agency	Title	Name	Address
Nassau County	Executive	Edward Mangano	1550 Franklin Avenue Mineola, NY 11501
Nassau County Planning Commission	Executive Commissioner	Richard Bianculli	100 County Seat Drive Mineola, NY 11501
Town of Hempstead	Supervisor	Kate Murray	One Washington Street Hempstead, NY 11550
Town of Hempstead Department of Planning and Economic Development	Commissioner	George L. Bakich	200 N. Franklin Street Hempstead, NY 11550
Village of Island Park	Mayor	James Ruzika	127 Long Beach Road Island Park, NY 11558

### Residents, Owners and Occupants of Properties Immediately Adjacent to Site

Name	Street	Town	Sec-Blk-Lot
Jeffrey/Karen Kuhlman	5 Quebec Rd.	Island Park, NY 11558	43-42-241
Charles Luchesi	9 Quebec Rd.	Island Park, NY 11558	43-42-239
Jason/Kelly Goldberg	15 Quebec Rd.	Island Park, NY 11558	43-42-236
James Vilardi	17 Quebec Rd.	Island Park, NY 11558	43-42-238
Liberto/Imelda Mendoza	19 Quebec Rd.	Island Park, NY 11558	43-42-49
John Virts	23 Private Right of Way	Island Park, NY 11558	43-42-216A

Note: Subject site is vacant

### Other Contact Information

	Name	Address	Phone
Local News Media	Newsday	235 Pinelawn Road Melville, NY 11747	631-843-2000
Local News Media	Oceanside/Island Park Herald	2 Endo Boulevard Garden City, NY 11530	516-569-4000 Joseph Kellard, ext. 213 oceaneditor@liherald.com
Public Water Supplier	Long Island American Water Corporation	733 Sunrise Hwy. Lynbrook, NY 11563	516-596-4800
Document Repository	Island Park Public Library	176 Long Beach Rd. Island Park, NY 11558	516-432-0122

**Janice Jijina**

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**From:** Ronnie Swett [ronnieswettip@nassaulibrary.org]  
**Sent:** Monday, May 03, 2010 12:26 PM  
**To:** Janice Jijina  
**Subject:** Re: Island Park Library - Document Repository For Proposed Quebec Basin Project

Sorry to take so long to get back to you - I just got back from sick leave.

The Island Park Public library will be glad to act a a Document Repository for the Brownfield Cleanup Program.  
Please drop off or send any documents pertaining to the project to my attention. We will make sure that they are available to the public.

Ronnie Swett

Ronnie Swett, Director

Island Park Public Library

176 Long Beach Road

Island Park, NY 11558

T 516-432-0122

F 516-889-3584

ronnieswettip@nassaulibrary.org

Janice Jijina wrote:

>  
> Cameron Engineering & Associates, LLP is filing a Brownfield Cleanup  
> Program (BCP) application for a proposed environmental site  
> investigation and remediation project within the Village of Island  
> Park. As part of the BCP application, the New York State Department of  
> Environmental Conservation requires a Document Repository for the  
> Site. The local library is usually the most convenient location for  
> the public to view these documents. I spoke with Megan Ceglie and she  
> suggested that I email the request to your attention and she advised  
> me that you would not be in until Monday.  
>  
> If the Island Park Library can act as the Document Repository, please  
> respond to this email stating the Island Park Library's intentions to  
> act as the document repository.  
>  
> Should you have any questions, please do not hesitate to contact me at  
> 516-224-5250.  
>  
> Thank you for your assistance in this matter.  
>  
> /\*/Janice Jijina/\*//\*/, P.E., AICP, LEED AP/\*/\*\*  
>  
> /\*/Partner/\*/  
>  
> \*\*CAMERON ENGINEERING & ASSOCIATES, LLP \*\*\* \*100 Sunnyside Boulevard,  
> Suite 100// ///\$/// //Woodbury, NY 11797  
>  
> //Phone: //516.827.4900 ext. 250 \$// /// Direct: //516.224.5250 \$  
> //Fax:// 516.827.4920  
>  
> 260 Madison Avenue, 8th Floor //S// New York, NY 10016

## IX – LAND USE FACTORS

### **Item 5: are there any federal or state land use designations relating to this site?**

It is unclear whether the need to obtain a wetlands permit constitutes a state land use designation. Nonetheless, in an excess of caution, the question is answered "yes."

**Item 12 - Proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas:** The site is located in a suburban residential area, surrounded by single family residential dwellings on the north and east side of the Site. No urban, commercial, industrial, agricultural or designated recreational (park) areas are located within close proximity of the Site.

**Item 13 - Potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas:** The water table at the Site is shallow (less than 10 feet below grade), therefore vulnerable to contamination and contaminant migration to the adjacent surface waters. No wellhead protection or recharge areas are located in this area.

**Item 14 - Geography and geology of the site:** The Site is located in south Nassau County, adjacent to Reynolds Channel and the *Basin*. The surficial geology of the general area is composed of outwash deposition from Pleistocene age glaciation. The Site had presumably been filled since meadow mat had been encountered in some of the borings drilled during the NYSDEC's 1995 investigation. The Site and the surrounding upland area are relatively flat. Based on the USGS topographical map, the Site is less than 10 feet above Mean Sea Level (MSL).